

TRANSFER  
TAX  
PAID

44-291

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT IRENE D. GREGOIRE, of Waterville, County of Kennebec and State of Maine,**

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **SOUTH END CAFÉ, LLC**, a Maine Limited Liability Company having a principal office at 35 Water Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey **WITH WARRANTY COVENANTS**, to **SOUTH END CAFÉ, LLC**, its successors and assigns, forever,

Two certain lots or parcels of land, situated in **Waterville**, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

**PARCEL ONE:** A certain lot or parcel of land, together with any buildings thereon, situate in said ~~Waterville and~~ bounded and described as follows, to wit:-

Beginning at a stone monument set in the westerly line of Green Street at the northeast corner of land formerly of Edward Bougie, and now or formerly of Francis Reny; thence running northerly in the westerly line of said Green Street thirty-six (36) feet and ten (10) inches; thence westerly at right angles with said westerly line of Green Street about one hundred twelve (112) feet and six (6) inches to land formerly of James Pray; thence southerly on the easterly line of said Pray land about forty-two (42) feet and ten (10) inches to an iron post set in the ground; thence easterly on the northerly line of said land formerly of said Bougie and now or formerly of said Francis Reny, seventy-four (74) feet and four (4) inches to the point begun at.

Together with a right of way in common with said Francis Reny, his heirs and assigns, to pass and repass over a strip of land four (4) feet wide lying next southerly of the north line of land formerly of said Bougie and now of said Francis Reny, from said street to said Pray land. Subject, however, to a right of way in common with said Francis Reny, his heirs and assigns, to pass and repass over a strip of land four (4) feet wide lying next northerly of the south line of the above described premises, from said street to said Pray land.

④ 29 Subnet

Being the same premises conveyed to the herein Grantor and John T. Gregoire, dated February 26, 1960 and recorded in the Kennebec County Registry of Deeds at Book 1179, Page 195.

Subject, however, to a land swap between Irene D. Gregoire and John T. Gregoire and the City of Waterville described in two Deeds found at Book 2108 Page 133 (property to the Gregoires) and Book 2108, Page 130 (property to the City of Waterville).

Also excepting and reserving to Jean Gregoire, rights reserved in favor of Jean Gregoire as described in a 5-year Lease, Memorandum of which Lease is to be concurrently recorded herewith.

PARCEL TWO:

A certain lot or parcel of land, situated northerly of, but not adjacent to, Green Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found at the northwesterly corner of the land conveyed to Irene D. Gregoire et al by Deed dated May 22, 1978 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Book 2108, Page 133; thence

- 1) North Twenty-nine Degrees, One Minute, Thirty Seconds West (N 29° 01' 30" W) along an easterly line of land retained by Waterville Housing Authority, a distance of Nineteen and 82/100ths (19.82) feet to an iron rod set for a corner; thence
- 2) North Fifty-three Degrees, Twenty-six Minutes, Forty-seven Seconds East (N 53° 27' 47" E) along a southeasterly line of land retained by the said Waterville Housing Authority, a distance of Forty-four and 75/100ths (44.75) feet to an iron rod set for a corner; thence
- 3) South Thirty-three Degrees, Forty-four Minutes, Twenty Seconds East (S 33° 44' 20" E) along a westerly line of land retained by the said Waterville Housing Authority a distance of Thirteen and 87/100ths (13.87) feet to an iron rod set at the northwesterly corner of land conveyed by or to be conveyed by the Waterville Housing Authority to Cathy Isbister Moody and Roger G. Moody, Jr.; thence

- 4) Continuing South Thirty-three Degrees, Forty-four Minutes, Twenty Seconds East (S 33° 44' 20" E) along the westerly line of said land now or formerly owned by the said Waterville Housing Authority, a distance of Twelve and 92/100ths (12.92) feet to an iron rod set at the northeasterly corner of the remainder of the land conveyed to Irene D. Gregoire et al by deed dated February 26, 1960 and recorded in the Kennebec Registry, Book 1179, Page 195; thence
- 5) South Sixty-two Degrees, Fourteen Minutes, Two Seconds West (S 62° 14' 02" W) along the northerly line of the land now solely owned by Irene D. Gregoire ( See Kennebec Registry Book 2438, Page 256), a distance of Forty-six and 58/100ths (46.58) feet to the iron pin found at the point of beginning.

The above described parcel of land contains One Thousand Sixty (1,060) square feet and is the same parcel labeled, "PARCEL A" on the survey entitled, "Plan of a Portion of the Land Owned by Waterville Housing Authority," off Green Street, Waterville, ME, dated 1/06 by K & K Land Surveyors, Inc. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132."

Being the same premises conveyed to the herein Grantor by Warranty Deed of Waterville Housing Authority, dated February 10, 2005 and recorded in the Kennebec County Registry of Deeds at Book 8796, Page 248.

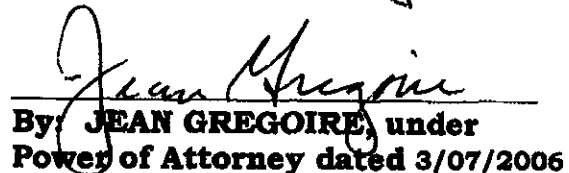
**IN WITNESS WHEREOF, I,** the said **IRENE D. GREGOIRE**, has hereunto set my hand and seal this 17 day of October, 2008.

Signed, Sealed and Delivered  
in the presence of:

Witness

Witness

  
**IRENE D. GREGOIRE**

  
By: **JEAN GREGOIRE**, under  
Power of Attorney dated 3/07/2006

Received Kennebec SS.  
10/17/2008 8:39AM  
# Pages 4 Attest:  
BEVERLY BUSTIN-MATHEWAY  
REGISTER OF DEEDS

**ACKNOWLEDGEMENT**

STATE OF MAINE  
Kennebec, ss.

October 17, 2008

Personally appeared the above named **JEAN GREGOIRE** who signed the foregoing instrument as Attorney in Fact for the above-named **IRENE D. GREGOIRE** and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of IRENE D. GREGOIRE.

Before me,

